

STANDARD APPLICATION

Harford County Board of Appeals

Bel Air, Maryland 21014

NOV 20 2003

HARFORD COUNTY COUNCIL

Case No. 5387Date Filed 11/17/03

Hearing Date _____

Receipt _____

Fee \$400⁰⁰

Shaded Areas for Office Use Only

Type of Application

Nature of Request and Section(s) of Code _____

☐ Administrative Decision/Interpretation

CASE 5387 MAP 36 TYPE Special Exception

☒ Special Exception☐ Use Variance☐ Change/Extension of Non-Conforming U

ELECTION DISTRICT 2 LOCATION 32 Darlington Road, Havre de Grace, Md. 21078

☐ Minor Area Variance

BY Anderson Bus Company Inc., 3762 Level Road, Havre de Grace, Md. 21078

☐ Area Variance

(Owner: Lawrence and Nellie Anderson, 218 Cooley Mill Road, Havre de Grace, Md. 21078)

☐ Variance from Requirements of the Code

Appealed because a Special Exception pursuant to Section 267-53D(1) of the Harford County Code

☐ Zoning Map/Drafting Correction

to permit the storage of commercial vehicles in an Agricultural District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name Anderson Bus Company, Inc.Phone Number 410-939-7030Address 3762 Level Road, Havre de Grace, Maryland 21073

Street Number

Street

City

State

Zip Code

Co-Applicant Anderson Bus Service, Inc.Phone Number 410-939-2897Address 218 Cooley Mill Road, Havre de Grace, Maryland 21078

Street Number

Street

City

State

Zip Code

Property Owner

Contract Purchaser Lawrence and Nellie AndersonPhone Number 410-939-2897Address 218 Cooley Mill Road, Havre de Grace, Maryland 21078

Street Number

Street

City

State

Zip Code

Attorney/Representative Elwood V. Stark, Jr., EsquirePhone Number 410-879-2222Address Stark and Keenan, P.A., 30 Office Street, Bel Air, Maryland 21014

Street Number

Street

City

State

Zip Code

Land Description

Address and Location of Property 32 Darlington Road, Havre de Grace, Maryland 21078
Approximately 500 feet East and North of the intersection of Maryland Rte. 161 and
Level Village Road
Subdivision Lawrence E. Anderson and Wife Lot Number 3
Acreage/Lot Size 16.746 acres Election District 2nd Zoning AG
Tax Map No. 36 Grid No. 4E Parcel 109 Water/Sewer: Private X Public _____
List ALL structures on property and current use: Existing house which will be torn down; new house
under construction; barn
Estimated time required to present case: 1.0 hour
If this Appeal is in reference to a Building Permit, state number no
Would approval of this petition violate the covenants and restrictions for your property? no
Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No X
If so, what is the Critical Area Land Use designations: _____
Is this request the result of a zoning enforcement investigation? Yes _____ No X
Is this request within one (1) mile of any incorporated town limits? Yes _____ No X

Request

A special exception to permit the storage of school buses (commercial vehicles) in an
AG District pursuant to Section 267-53D(1) of the Harford County Code.

Justification

See attached.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

ANDERSON BUS COMPANY, INC and ANDERSON BUS SERVICE, INC.

Justification

The applicants' family businesses provide school bus service to Harford County Schools. The bus service is provided by Anderson Bus Company, Inc, and Anderson Bus Service, Inc. Collectively the businesses own 20 school buses and one spare buses which provide bus service to local public schools per a contract with the Harford County Board of Education. Anderson Bus Company, Inc. owns 13 active school buses and one spare bus and Anderson Bus Service, Inc. owns 7 active school buses. The Anderson family plans, in the future, to have all buses owned by Anderson Bus Company, Inc. The buses are currently located a 272 acre farm located adjacent to Cooley Mill Road in Havre de Grace.

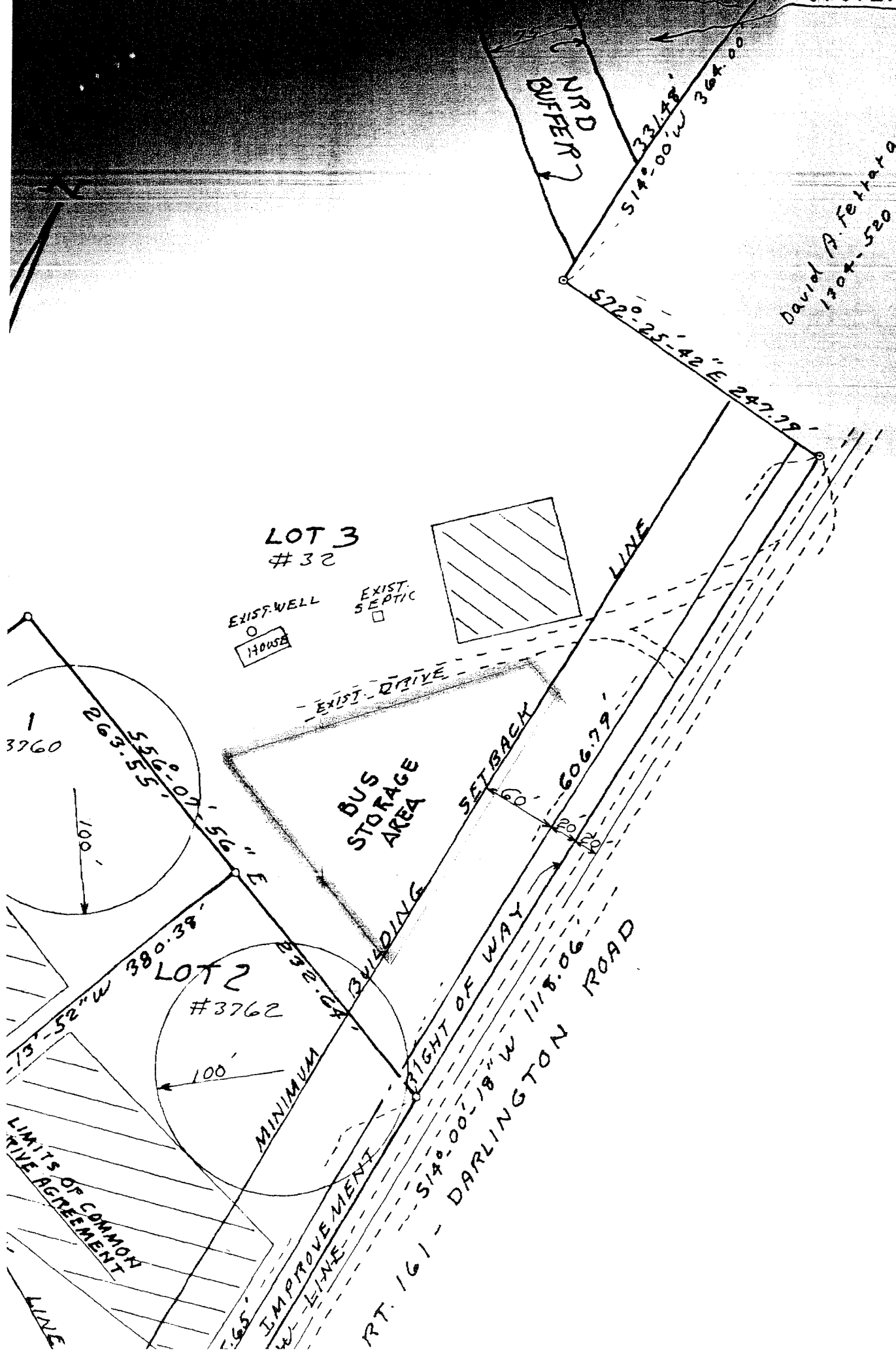
The combined businesses serve the following schools: Havre de Grace Elementary, Middle and High; Meadowvale Elementary; Darlington Elementary; Aberdeen Middle and High; Bakerfield Elementary; Hillsdale Elementary; Roy Williams Elementary; Churchville Elementary, C.Milton Wright; and Harford Vocational/Technical High. The buses will enter and leave the subject property by the road located on the property adjacent to Maryland Route 161 (Darlington Road) as shown on Exhibit A, a plat of the property. The buses operate 180 days a year. The site distance from the access road onto Darlington Road is excellent in both directions. The buses will leave and return on Monday through Friday in spaced intervals during the day. The buses leave in different directions on Darlington Road to go to the schools they serve.

The area in which the buses will be stored contains 16.746 acres, as shown in yellow on Exhibit A. The storage area is screened from Maryland Route 161 by Leland cypress trees which have grown to 30-40 feet high. Additional trees have been planted along the south side of the entrance road to the property from Maryland Route 161. The two adjacent residential lots (Nos. 1 and 2 on Exhibit A) are owned and occupied by Anderson family members. The applicants intend to plant additional fast growing trees along the rear of the two lots to screen the bus storage area from the residential dwellings.

The barn located on the property will be used for the purpose of providing routine maintenance on the buses with major mechanical work being performed off site. The barn will provide an enclosed building in which to perform the work. Therefore the performance of routine maintenance on buses is an accessory use to the principal use.

The applicants are requesting approval to store a total of 25 buses on the subject property. The recent annexations of property by the City of Havre de Grace and projected residential growth figures for the applicant's service area will make it necessary in the future for the applicants to increase the number of buses fro 21 to 25. Additional buses will only be added as the demand for their use materializes.

The use of the subject property does not create, as to that property, an impact on the neighborhood which is greater than other locations similarly located with an agriculturally zoned area. The use satisfies the requirements of Section 267-9 of the Code.



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